

ORDINANCE NO. 20060831-055

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1017 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property (the "Property") described in Zoning Case No. C14-06-0116, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

A 0.763 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district.

A 0.821 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1017 West Slaughter Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 11, 2006.

PASSED AND APPROVED

_____, August 31, 2006 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



ALL POINTS SURVEYING, INC.

EXHIBIT "A"

FIELD NOTES OF A SURVEY OF 1.584 ACRES OF LAND OUT OF THE S. F. SLAUGHTER SURVEY NO. 1 AND BEING ALL OF LOT 4, ALSO KNOWN AS TRACT 1 AND TRACT 2 OF LOT 4, OF THE RESUBDIVISION OF TRACT C OF THE ETTA CHAPPELL ESTATE FARM TRACT SUBDIVISION, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 76, PAGE 226 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, *SAVE & EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED TO TRAVIS COUNTY, FOR RIGHT-OF-WAY PURPOSES RECORDED IN VOLUME 13097, PAGE 1703, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.584 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 (0.763 AC.) AND TRACT 2 (0.821 AC.) BY METES AND BOUNDS AS FOLLOWS:*

TRACT 1

BEGINNING at an ½" iron pipe found on the current South margin of West Slaughter Lane, same being the Northwest corner of said Travis County tract and being also the common front corner of said remainder of Lot 4 and Lot 3, said Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision, for the Northwest corner and the **PLACE OF BEGINNING** hereof;

THENCE S 89° 50' 00" E, along the South margin of said West Slaughter Lane and the North line of the above described tract, a distance of 85.32 ft. to a ½" iron rod found for the common current front corner of Tract D of the Etta Chappell Estate Farm Tract Subdivision, a subdivision in Travis County, Texas, recorded in Book 8, Page 66, of the Plat Records of Travis County, Texas, for the Northeast corner hereof;

THENCE S 03° 35' 03" W, with the common line of said Tract D and Lot 4, a distance of 400.00 ft. to a point for the Southeast corner hereof;

THENCE N 89° 50' 00" W, over and across said Lot 4, a distance of 81.12 ft. to a point on the common line of said Lot 3 and 4, for the Southwest corner hereof;

THENCE N 02° 58' 57" E, with the common line of said Lots 3 and 4, a distance of 399.77 ft. to the **PLACE OF BEGINNING** and containing 0.763 acres of land.

TRACT 2

COMMENCING at an ½" iron pipe found on the current South margin of West Slaughter Lane, same being the Southwest corner of said Travis County tract and being also the common front corner of said remainder of Lot 4 and Lot 3, said Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision, **THENCE** S 02° 58' 57" W, with the common line of said Lots 3 and 4, a distance of 399.77 ft. to a point for the Northwest corner and the **PLACE OF BEGINNING** hereof;

THENCE S 89° 50' 00" E, over and across said Lot 4, a distance of 81.12 ft. to a point found int the common line of said Lot 4 and Tract D of the Etta Chappell Estate Farm Tract Subdivision, a subdivision in Travis County, Texas, recorded in Book 8, Page 66, of the Plat Records of Travis County, Texas, for the Northeast corner hereof;

THENCE S 03° 35' 03" W, with the common line of said Tract D and Lot 4, a distance of 461.66 ft. to a ½" iron rod found at the common rear corner of said tracts, same being in the North line of that certain tract of land conveyed to Perry Homes, recorded in Document No. 2005238179 of the Official Public Records of Travis County, Texas, for the Southeast corner hereof;

THENCE N 79° 47' 32" W, with the common line of said Lot 4 and Perry Homes tract, a distance of 76.78 ft. to a ½" iron rod found for the common rear corner of said Lots 3 and 4, Resubdivision of Tract C of the Etta Chappell Estate Farm Tract Subdivision, for the Southwest corner hereof;

THENCE N 02° 58' 57" E, with the common line of said Lots 3 and 4, a distance of 447.77 ft. to the **PLACE OF BEGINNING** and containing 0.821 acres of land.
The bearing basis of this metes and bounds is the current right-of-way line of West Slaughter Lane (S 89° 50' 00" E).

Mark C. Brown

Date

7-17-06

Mark C. Brown
Registered Professional Land Surveyor No 5059
Job No. 06R55906



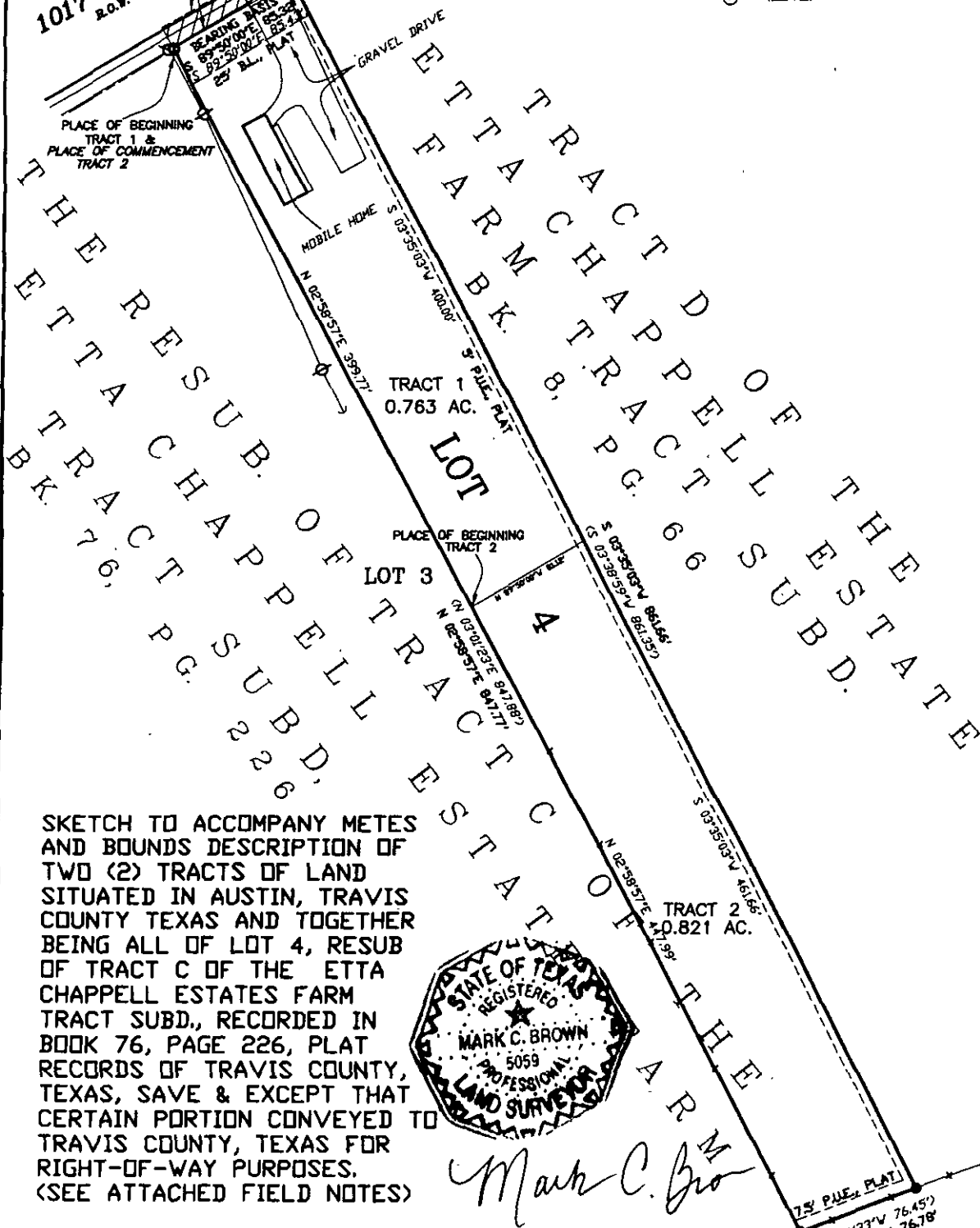
1017 WEST SLAUGHTER LANE
R.O.W. VARIES

IMPORTANT NOTICE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 4.

LEGEND

- WIRE FENCE
- UTILITY LINE
- GUY WIRE
- WATER METER
- IRON ROD FND.
- IRON ROD SET
- PIPE FND.
- UTILITY POLE
- TELE. PED.



SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF TWO (2) TRACTS OF LAND SITUATED IN AUSTIN, TRAVIS COUNTY TEXAS AND TOGETHER BEING ALL OF LOT 4, RESUB OF TRACT C OF THE ETTA CHAPPELL ESTATES FARM TRACT SUBD., RECORDED IN BOOK 76, PAGE 226, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE & EXCEPT THAT CERTAIN PORTION CONVEYED TO TRAVIS COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES. (SEE ATTACHED FIELD NOTES)



Mark C. Brown

ALL POINTS SURVEYING

611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704

TEL: (512) 440-0071 - FAX: (512) 440-0199

PERRY HOMES
100 13.0850 AC.
DOC. #2005238179

DATE 07-11-2008
BY J.P. NO. 1
SCALE 1"=50'

FIELD BOOK	By	Date
BOOK	GC	07-11-08
FIELD CHECK		
CORRECTIONS		
UP DATE		



